

Medina Park Commission Meeting Minutes
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The Park Commission of Medina, Minnesota met in regular session on September 19, 2012 at 7:03 p.m. in the Medina City Hall. Park Commission Chair Paul Jaeb presided.

1) Call to Order

Commissioners Present: Paul Jaeb, Madeleine Linck, Ben Benson, Ann Thies, Ellis Olkon and Dino DesLauriers

Commissioners Absent: Bill Waytas

Also Present: Planner Dusty Finke, Assistant to City Administrator Jodi Gallup and City Council member Melissa Martinson

2) Additions to the Agenda: Chair Jaeb welcomed Dino DesLauriers to the Medina Park Commission.

3) Approval of Minutes:

- **August 15, 2012** – no changes.

A motion was made by Thies and seconded by Benson to approve the minutes from August 15, 2012 with no changes. Motion passed unanimously.

4) Public Comments (on items not on the agenda): None.

5) City Council Update

Martinson updated the Park Commission on recent City Council actions.

6) Three Rivers Park District/City of Medina – Looking Forward

Jonathan Vlaming, Three Rivers Park District Associate Superintendent to Planning, Design and Technology, introduced himself to the Park Commission and gave a brief presentation on Baker Park Reserve's Master Plan and Three Rivers Park District regional trail planning.

Vlaming explained that Three Rivers Park District's policy for park reserves is that only 20% of a park reserve can be developed. He noted that Baker Park Reserve in Medina is already at its 20% development so not much new development can be planned in Baker Park Reserve, unless something existing was removed. Baker Park Reserve's updated Master Plan is scheduled for completion in the summer of 2013.

Vlaming stated that Three Rivers Park District's one vision for regional trail planning is to collaborate across boundaries. They want to use existing trail networks and planned trail networks to look for logical regional trails. Three Rivers Park District would like to

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see trails generally every three miles. A focus for trails is through natural resource greenways, but typically happens along development. In Medina's case, easements would likely need to be purchased where development is not planned.

Vlaming asked the Park Commission to work with him over the next six to nine months to help plan regional trails through Medina. He mentioned that he spoke to Mayor Crosby, and he had suggested a trail connect from Baker Park Reserve to Wolsfeld Woods Scientific and Natural Area. It was noted that bicycles would not be allowed into Wolsfeld Woods Scientific and Natural Area, but a trail could end there and a bicycle rack could be provided for people to park their bicycles and enter Wolsfeld Woods Scientific and Natural Area by foot.

Vlaming mentioned that regional trails that were planned through Medina that were planned by Three Rivers Park District would be built and maintained by Three Rivers Park District.

7) Woods of Medina – Toll Brothers Concept Plan – 125-lot Single Family Subdivision

Finke provided the Park Commission with some background on the applicant's request for the city to review a concept plan for a potential 125-lot single family subdivision on the Gorman Farms property east of County Road 116 and south of Hackamore Road.

Finke explained that the early drafts of the Parks/Trail Master Plan have identified a goal of having a park every mile. As such, the potential for a future park has been identified in the area of the subject property. Whether the City will require parkland to be dedicated, and, if so, where that land is located, will impact the applicant's development plan. This matter is one of the primary reasons the applicant has requested a concept plan review before preparing more in-depth development plans.

Finke stated that the applicant proposes to dedicate 4.69 acres for a public park in the northeast corner of the site. The applicant also proposes to dedicate a trail corridor in the southeast corner of the site which would be able to extend through the trees and continue south to Shawnee Woods Trail. The applicant identifies a trail along "Street B" which would connect Hackamore to County Road 116.

Finke explained that according to the concept plan, the site has 79.97 gross acres with 11.76 acres of wetlands. The buildable area of the site for the purposes of park dedication would be 68.21 acres. The City's subdivision regulations requires up to 10% of the buildable property to be dedicated for park purposes, or 6.821 acres. The City may

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also choose to accept cash in-lieu of all or a portion of this land dedication. The applicant proposes 4.69 acres for a park in the northeast corner of the site. Approximately 0.56 acres of this area is wetland, and would not count towards park dedication requirements.

Finke stated that staff recommends that, if the City requires dedication of park land, the City should maximize the contiguous area of the land dedicated. Staff recommends discussion related to the location of the park. Additionally, the northeast corner of the site has a bit of a slope, and it appears that flatter topography may better suit recreational activities. Staff recommends discussion on the trails shown on the concept plan and in the City's trail plan. Specifically, the Commission may wish to discuss whether trails should be required in some or all of these areas, or whether sidewalks are sufficient.

Kirby Johnson, 320 Calamus Circle, stated that he is the president of Wild Meadows Homeowner Association and expressed his neighborhood's concerns regarding the increased density this development would bring, along with lights from the proposed park, a proposed trail that dead-ends next to their development, and the removal of large trees.

Karin Webster, 365 Bergamot Drive, stated that she was concerned with a park in her backyard and the lights it would bring. She was also concerned with the amount of mature trees that would be removed on the site that provide a nice buffer between Wild Meadows and this proposed development. She also stated that she was told by her builder that the land to the west of her property was property of Wild Meadows.

Duane Crandall, 225 Calamus Circle, also expressed concern with the removal of big trees that currently provide a canopy on their development.

Matt Duenwald, MFRA, Inc., stated that he is the Civil Engineer on this project, and they are currently doing a tree survey on the south and east property lines of the development. He assured everyone that they will do whatever they can to save as many trees as possible in the development.

It was noted that the Park Commission is reviewing this concept plan to look specifically at park land, trail connections, and park dedication dollars. The Planning Commission would be addressing other issues including the tree preservation ordinance at their meeting on October 9, 2012.

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Discussion took place regarding the need for a north/south trail from the development to the retail area at Clydesdale Marketplace.

Mark Fallen, 275 Calamus Circle, noted that there is already a nice sidewalk down County Road 101, and he did not feel another north/south trail was necessary.

Jeff Pederson, 710 Shawnee Woods Rd, stated that his property would be the closest property to the proposed development, and he would like to see the trail connection at Hackamore.

There was a general consensus by the Park Commission that they did not feel a north/south trail was necessary if sidewalks go through the development. Discussion took place regarding a trail along Hackamore Road to connect with the existing trails along County Road 101 and County Road 116.

The Park Commission discussed if there was a need for a public park on this site. It was noted that the developer plans to put in a "tot lot" park for the development. It was also noted that a city park is currently being planned in the Fields of Medina development, which is approximately one mile southwest of this site.

Kirby Johnson, 320 Calamus Circle, expressed his concern with the city not providing a public park for these residents to utilize. He questioned where all the property owners with dogs would take their animals for a walk.

A motion was made by Thies and seconded by Benson that the City should not take land for a city park in this location, reserve trail easement rights along Hackamore Road and take the rest of the park dedication in cash. Motion passed unanimously.

8) Hamel Legion Park Ball Field Improvements

Gallup gave the Park Commission an updated on four recently approved projects in Hamel Legion Park. The projects consisted of redesigning the southwest quad field with a grassed infield, irrigating the Hawk's field and lighted little league field, installing a scoreboard at the lighted little league field, and installing batting cages between the Hawk's field and lighted little league field. All of these projects are being funded 100% by the Hamel Athletic Club.

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Gallup also reported that she is submitting a grant application to the Hennepin Youth Sports Grant Program to try to receiving funding for ball field lights at two of the fields in the quad.

9) Master Plan Discussion

The Park Commission reviewed each park summary sheet provided in their packet and recommended changes. The park summary sheets included park location, description, amenities, programed improvements, and annual improvements/maintenance items. It was noted that the October meeting would focus on the planning and naming of the new park in the Fields of Medina development.

10) Staff Report

- a. November Park Commission Meeting Date: It was noted that the regularly scheduled November Park Commission meeting falls on November 21st, which is the night before the Thanksgiving holiday. *A motion was made by Linck and seconded by Thies to move the November Park Commission meeting from November 21st to November 28, 2012 at 7 p.m. Motion passed unanimously.*
- b. Park Dedication Fund Quarterly Report: It was noted that the updated park dedication fund quarterly report was included in the packet for the Park Commission's reference.
- c. General Items: Gallup reported that Public Works had just completed the following maintenance items in a few of the parks: installed new roof on shelter at Lakeshore Park, added wood chips to the play area at Hamel Legion Park, and replaced cracked plastic pieces on a number of park benches.

11) Adjourn

A motion was made by Olkon, seconded by Benson and passed unanimously, to adjourn the meeting.

The meeting was adjourned at 9:00 p.m.

Minutes prepared by Jodi Gallup.